



General Assembly

January Session, 2001

***Amendment***

LCO No. 8795

Offered by:

SEN. FINCH, 22<sup>nd</sup> Dist.

SEN. GUNTHER, 21<sup>st</sup> Dist.

To: Subst. Senate Bill No. 1299

File No. 532

Cal. No. 182

***"AN ACT CONCERNING THE AUTHORITY OF THE DEPARTMENT  
OF ECONOMIC AND COMMUNITY DEVELOPMENT REGARDING  
AN AIRPORT DEVELOPMENT ZONE AT BRADLEY  
INTERNATIONAL AIRPORT AND THE ROUTE 34 PARCEL IN NEW  
HAVEN."***

1 After line 66, insert the following new section and renumber the  
2 remaining section accordingly:

3 "Sec. 3. Subsection (c) of section 5 of public act 95-127, as amended  
4 by special act 98-1 and section 2 of public act 00-168, is amended to  
5 read as follows:

6 (c) The Stratford Festival Theater, Inc. shall agree to renovate the  
7 current theater located thereon and to operate it as a theater, which  
8 shall be known as the Connecticut-Stratford Shakespeare Festival  
9 Theater, for live, theatrical performances. The Stratford Festival  
10 Theater, Inc. shall further agree that (1) it shall, within four months of  
11 the date of conveyance of said parcels, present to the commissioner a  
12 plan of development for the theater and the parcels for the

13 commissioner's approval, (2) the commissioner shall have two months  
14 to approve or disapprove such plan, provided, if the commissioner  
15 does not act, such plan shall be deemed to be approved, and provided  
16 further, if the commissioner disapproves the plan, it may be  
17 resubmitted, but such disapproval and resubmittal shall not extend the  
18 other time limits set forth in this subsection, (3) the Stratford Festival  
19 Theater, Inc. shall, within [one year] two years of the date of  
20 conveyance of said parcels, present to the commissioner construction  
21 documents consisting of design drawings and specifications for the  
22 development of the theater and the parcels for the commissioner's  
23 approval, provided such drawings and specifications shall also be  
24 under the jurisdiction of the local building official, (4) the  
25 commissioner shall have two months to approve or disapprove such  
26 documents, provided, if the commissioner does not act, such  
27 documents shall be deemed to be approved, and provided further, if  
28 the commissioner disapproves such documents, they may be  
29 resubmitted, but such disapproval and resubmittal shall not extend the  
30 other time limits set forth in this subsection, (5) the Stratford Festival  
31 Theater, Inc. shall reopen the theater, within three years of the date of  
32 conveyance of said parcels or within two years of the conclusion of any  
33 lawsuit relating to said parcels which prohibits or substantially inhibits  
34 development of said parcels, whichever is later. Approval by the  
35 commissioner pursuant to subdivision (2) or (4) of this subsection shall  
36 not be deemed to include any federal, state or local approvals or  
37 permits necessary for the construction or siting of facilities or for other  
38 regulated use of the property. The provisions of this subdivision  
39 relating to reversion of title shall be automatically subordinated to any  
40 bona fide mortgage or other instrument securing financing for said  
41 theater. Such financing shall not exceed fifty per cent of the appraised  
42 value of land and improvements. In the event of a proposed sale of the  
43 property, the state shall have an option, prior in right to such mortgage  
44 or other financing instrument to acquire the property. Should the state  
45 elect not to pursue its rights under this subsection, such rights shall  
46 inure to the town of Stratford. An option agreement containing the  
47 terms set forth in this subsection shall be executed by the owner of the

48 property, the mortgagor, and the state, and recorded on the land  
49 records of the town of Stratford. In order for the subordination of the  
50 reversion of title to be effective, any such mortgage or other financing  
51 agreement shall provide that it is subordinate in right to the interest of  
52 the state under said option agreement. If said parcels are not, at any  
53 time, used for the purposes set forth in this subsection and within the  
54 time periods set forth in this subsection, they shall revert to the state of  
55 Connecticut."